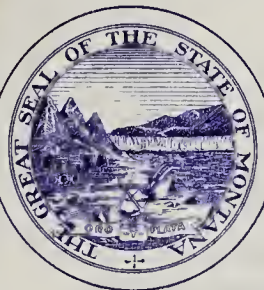


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Madison  
addition

# PLEASE RETURN



## DEPARTMENT OF HEALTH AND ENVIRONMENTAL SCIENCES



TED SCHWINDEN, GOVERNOR

COGSWELL BUILDING

### STATE OF MONTANA

HELENA, MONTANA 59620

July 12, 1984

*to Harold*

Governor's Office, Helena, MT 59620  
Gallatin County Health Department, Courthouse, Room 3, Bozeman, MT 59715  
David Rightenour, Chairman, West Yellowstone Planning and Zoning Board, P. O.  
Box 579, West Yellowstone, MT 59758  
Montana Bureau of Mines & Geology, C/O Montana Tech, W. Park St., Butte, MT  
59701  
Soil Conservation Service, Federal Building, Bozeman, MT 59715  
HUD Regional/Area Office, O.I.L.S.R., ATTN: Carroll Goodwin, Executive Tower  
Building, 1405 Curtis Street, Denver, CO 80202  
HUD Regional/Area Office, O.I.L.S.R., ATTN: Pat Donohue, Executive Tower  
Building, 1405 Curtis Street, Denver, CO 80202  
Montana State Library, Helena, MT 59620  
Environmental Quality Council, Helena, MT 59620  
Department of Commerce, Helena, MT 59620  
Department of Fish, Wildlife and Parks, Helena, MT 59620  
Department of Highways, Helena, MT 59620  
Department of Natural Resources and Conservation, Helena, MT 59620  
Fire Marshal Bureau, Department of Justice, 1409 Helena Ave., Helena, MT 59620  
Information Unit, Department of Health and Environmental Sciences, Helena, MT  
59620  
Environmental Information Center, P. O. Box 1184, Helena, MT 59624  
Montana Historical Society, 225 N. Roberts, Helena, MT 59601  
Thomas, Dean & Hoskins, Inc., 1200 25th Street S., Great Falls, MT 59405  
WRB - West Association, Inc., P. O. Box 1020, West Yellowstone, MT 59758  
Larry Binfet, Mayor, Town of West Yellowstone, West Yellowstone, MT 59758  
Lewis Robinson, P. O. Box 1020, West Yellowstone, MT 59758

RE: Madison Addition  
Gallatin County

Ladies and Gentlemen:

The enclosed Preliminary Environmental Review (PER) has been prepared for  
Madison Addition in Gallatin County, and is submitted for your consideration.  
Questions and comments will be accepted until July 27, 1984. One extension of  
time not to exceed seven days will be granted upon request if there is  
sufficient reason for the request. All comments should be sent to the  
undersigned.

Sincerely,

*Steven L. Pilcher*

Steven L. Pilcher, Chief  
Water Quality Bureau

Environmental Sciences Division

STATE DOCUMENTS COLLECTION

JUL 23 1984

MONTANA STATE LIBRARY  
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HELENA, MONTANA 59620

SLP/jjg

"AN EQUAL OPPORTUNITY EMPLOYER"

Enclosures



## POTENTIAL IMPACTS ON THE PHYSICAL ENVIRONMENT

### 1. Terrestrial and aquatic life and habitats

The impact of development of the proposed area upon wildlife was addressed by an Environmental Analysis Report prepared by the Forest Service, U.S.D.A., dated August 1977. In anticipation of a land exchange of the 160 acre site the following data was provided:

"The area's proximity to the present town boundary, coupled with its forage deficiency, generates an unfavorable habitat for big game animals. While an occasional moose, black bear, grizzly bear, elk, and mule deer may pass through the area enroute to various feeding grounds, it is not considered important habitat to any game animal.

The area does provide habitat for several non-game mammals such as pine squirrels and chipmunks. A conclusive list of these mammals can be found in the Hebgen Lake Planning Unit Environmental Statement, Table 9, page 40.

An abundance of small terrestrial birds are habitants of the area. An extensive list of these birds can be found in the Hebgen Lake Planning Unit Environmental Statement, Table 10, pages 43-44.

There is no surface water source in or near the area proposed for exchange, thus, it does not provide fish nor waterfowl habitat.

The area does not provide known habitat for any endangered animal or plant species. The area is, however, included in the occupied habitat for grizzly bears, which are a threatened species.

In the 1960's, the town of West Yellowstone operated open dumps just north of the area proposed for exchange. The grizzly bear was known to frequent the area during this period as he came to rely upon these dumps for a substantial source of food. Many nights, ten to 15 bears could be observed feeding at these dumps. Then in 1970 the open dumping was stopped and sanitary landfills were "bear proofed." Today, while an occasional grizzly may still pass through the area enroute to various feeding grounds, the Forest Service does not consider the area critical habitat. The sparsity of the understory, which provides very little forage, plus the area's proximity to the present town boundary, make it an undesirable habitat for the grizzly bear. The U.S. Fish and Wildlife Service, however, conducted preliminary evaluations and determined that the area was critical habitat. Critical habitat delineation has not been finalized. It might be added that even in the 1960's, when the area was frequented by the grizzly bear, the status of the habitat would have been difficult to determine because bear use was man-made.



Because the area provides habitat for several non-game mammals and small terrestrial birds, the exchange and ultimate development of this land would modify some of their habitat. Since development will take place gradually, wildlife will feel the effects over a prolonged term. No change in populations is expected.

Since the area is not considered important habitat for any big game animal, the exchange would have little impact on these mammals. The major effect will be that the larger mammals which currently travel through the area will be forced to change their travel routes. No change in big game populations is expected.

Because the area is not occupied by any endangered plant or animal species, this proposal will not have any effect on them. The Forest feels that the requirements of the Endangered Species Act of 1973 have been met.

Depending upon final delineation of critical grizzly bear habitat, this proposal may or may not constitute an impact on that habitat.

In summary, the effects of this proposal on any wildlife species, endangered, threatened, or otherwise will be the area that will eventually be lost to them as an undeveloped piece of ground. As the town expands into the area, animals are going to move out and they will have a larger area to avoid.

No favorable environmental effects have been recognized by exchanging the selected tract. However, because the area does not provide any important habitat for wildlife, the exchange could become very beneficial by obtaining some more important or critical habitat for public ownership."

The impact of this development upon grizzly bear habitat was further clarified in a recent phone communication with Wayne Brewster of the U.S. Fish and Wildlife Service, Helena Regional Office. The proposed area has not been delineated a critical habitat for grizzly bear. The lack of forage associated with the lodgepole pine-bitterbrush vegetation and obsidian sand substratum is not conducive to desirable habitat.

A more recent evaluation of the wildlife attributes of this area was made in February 1983 by Graham Taylor, Wildlife Biologist with the Montana Department of Fish, Wildlife and Parks:

"The Montana Department of Fish, Wildlife and Parks has reviewed the proposed 160 acre Madison Addition Annexation to the town of West Yellowstone. This site provides no winter habitat for any big game species normally found in the surrounding area. The most significant impact of this subdivision would be to displace moose which might be resident during the summer or fall. Even that displacement is considered inconsequential by this department. Elk and mule deer only infrequently visit the area during summer and fall.

## POTENTIAL IMPACTS ON THE HUMAN ENVIRONMENT

### 3. Local and state tax base and tax revenue

Prior to the land exchange with the U.S. Forest Service, this property did not generate any tax revenue for local government. According to the February 1983 Environmental Assessment prepared by Thomas, Dean and Hoskins, Inc., the raw land generates \$1,100.00 tax revenue for Gallatin County, West Yellowstone and the school district. The development of single-family homes with a market value of \$70,000.00 at then current tax rates would provide \$1,927.00 additional taxes for these governmental entities.

### 7. Access to and quality of recreational and wilderness activities

The development of this area will curtail hunting and restrict cross country skiing and snowmobiling use. However, such use is limited at this time due to the availability of more desirable areas within reasonable proximity to West Yellowstone.

### 9. Distribution and density of population and housing

As previously stated, this development will add land area to West Yellowstone that approximates by two-thirds the area encompassed by the existing townsite. It will undoubtedly more than double the population of the town upon full development since the proposed area is strictly residential. This will bring about a commensurate increase in employment opportunities and service related businesses.

Madison Addition will provide 273 lots for single-family residences, 104 lots for townhouse occupancy and 4 lots zoned for a maximum of 485 rental or condominium living units. A school site and church site are included as is a 7.29 acre park area.

### 10. Demands for government services

The existing school system has the ability to absorb approximately eight elementary students and fifteen secondary students based on 1983 enrollment. It would be difficult to project the expected increase in enrollment from this development but future school expansion will no doubt become necessary at some point.

A lot has been set aside for future school facilities but no definite expansion plans have been negotiated yet. The school district is currently at its bonding limitation and cannot expand unless additional land area is developed. It may be necessary to increase the mill levy in order to provide funding for a new school building.

West Yellowstone has its own police force and jail. There is a Gallatin County Deputy Sheriff, Montana Highway Patrolman and Fish, Wildlife and Parks Warden dispatched from the local law enforcement office. An additional deputy is stationed here during the summer months.

West Yellowstone has a volunteer ambulance service and fire department. The nearest hospital facilities are in Ashton, Idaho, 60 miles away. Due to the limited population served, immediate expansion of these services are unlikely. However, with long term growth the possibility of improved medical service is feasible.

#### 13. Locally adopted environmental plans and goals

The development of the proposed Madison Addition area for residential housing has been previously addressed by the Forest Service Environmental Analysis Report and the Environmental Assessment prepared by Thomas, Dean and Hoskins. The master plan of Madison Addition has been reviewed and approved by the West Yellowstone Planning Board and Town Council.

#### 14. Transportation networks and traffic flows

The following description of on-site roadway development is taken from the 1983 Environmental Assessment prepared by Thomas, Dean & Hoskins, Inc.:

"The major roadway, the Electric Street - Hayden Street loop, would be considered an arterial type roadway having a pavement width of 40 feet. The other remaining internal residential streets would have a pavement width of 28 feet. Typical sections for both roadway sections are shown on the development plan.

The surface drainage would be handled in the roadside swales and would be picked up by the proposed storm drainage pipe system. The storm drain would have one discharge to the west into the previously noted facility on Forest Service property.

On the subdivision's south boundary a 100 foot wide tract is being set aside for future acquisition for construction of an east-west highway bypass.

Roadway grades in the subdivision are gentle (0.5% to 1.0%). The roadway ditch would have a minimum grade of 0.5 percent. Surface water would drop into roadside inlets. The inlet location would allow ultimate incorporation into a curb and gutter section. The developer of the subdivision would provide the storm drainage and paving improvements under an improvement agreement with the Town of West Yellowstone.

All traffic within the subdivision would be generated back into the Town of West Yellowstone on Electric Street and Hayden Street. If the highway bypass is constructed, the subdivision generated would not have a major impact on the original townsite. There would be no direct access from the Forest Service property to the east or west. There is a provision for roadway access to the north.

Mobile home, single-family residential, and time share facilities generate various traffic volumes:

Time Share -	4 Trips/Day
Apartments & Mobile Homes -	6 Trips/Day
Single-Family -	8 Trips/Day





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Montana State Library

An average generation of six trips per day could yield a subdivision average daily traffic of 5,000+. The proposed streets can provide these capacities with minimal conflict or congestion.

A 15 foot setback on the street side of all residential lots shall be used for underground utilities (cable TV, power, telephone), as well as storage of plowed snow. The cul-de-sac terminations on the park will allow snow to be pushed or hauled into the park. Snow melt in the park will be intercepted by the storm drainage system."

Presently the area to be developed is traversed by several single-lane Forest Service work roads. The "poleline road" lies in the U.S. 191 buffer zone and parallels the eastern boundary of the proposed subdivision. This road is part of the Madison Arm snowmobile trail.

The northwestern corner of the Madison Addition is approximately 3,500 feet from the south extremity of the West Yellowstone Airport runway. There is currently land available for expansion of the existing airport runway without a need for additional land acquisition. Noise levels associated with commercial airlines are not considered to be a problem. However, the Montana Department of Commerce, Aeronautics Division recommends that noise easements be acquired from property owners to reduce the possibility of nuisance litigation in the future.



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SELECTED LAND &amp; ENCUMBRANCES

**R12**

West Y. Hawstone Exchange

R15

PIPELINE

R 223

R20X.

9952

## Power substation

R18X

MADISON

## ADDITION

Telephone line

Sewer Pipeline

Snowmobile  
Race  
Qual

**West  
Yellowstone**

DEPARTMENT OF HEALTH AND ENVIRONMENTAL SCIENCES  
Cogswell Building, Helena, Montana 59601  
(406)449-3946

PRELIMINARY ENVIRONMENTAL REVIEW

Division/Bureau Environmental Sciences Division/Water Quality Bureau

Project or Application Madison Addition to West Yellowstone, Gallatin County

Description of Project The proposed project is adjacent to the Town of West Yellowstone to the north of the original townsite and west of Hayden Street. The tract of approximately 164 acres was obtained via a land exchange with the U.S. Forest Service. It will provide 273 single-family residential tracts, 104 townhouse lots, and 4 large tracts designated for 485 living units consisting of apartments or condominiums. A church site and school site are included in the plan. Sewage treatment will be provided by the Town of West Yellowstone via the municipal lagoon system. Upgrading of the sewage treatment facilities will coincide with housing improvements. Water supply will be provided by a new central system consisting of wells and a storage tank.

POTENTIAL IMPACT ON PHYSICAL ENVIRONMENT

	Major	Moderate	Minor	None	Unknown	Comments on Attached Pages
1. Terrestrial & aquatic life and habitats			X			*
2. Water quality, quantity and distribution			X			*
3. Geology & soil quality, stability and moisture			X			*
4. Vegetation cover, quantity and quality			X			*
5. Aesthetics			X			
6. Air quality			X			
7. Unique, endangered, fragile, or limited environmental resources			X			*
8. Demands on environmental resources of land, water, air & energy		X				*
9. Historical and archaeological sites				X		*



# POTENTIAL IMPACTS ON HUMAN ENVIRONMENT

	Major	Moderate	Minor	None	Unknown	Comments on Attached Pages
1. Social structures and mores				X		
2. Cultural uniqueness and diversity				X		
3. Local and state tax base & tax revenue		X				*
4. Agricultural or industrial production				X		
5. Human health				X		
6. Quantity and distribution of community and personal income			X			
7. Access to and quality of recreational and wilderness activities			X			*
8. Quantity and distribution of employment			X			
9. Distribution and density of population and housing		X				*
10. Demands for government services		X				*
11. Industrial & commercial activity			X			
12. Demands for energy			X			
13. Locally adopted environmental plans & goals				X		*
14. Transportation networks & traffic flows			X			*

Other groups or agencies contacted or which may have overlapping jurisdiction Town of West Yellowstone Planning Board,

Gallatin County Health Department, Gallatin County Commission, U.S.D.A. Forest Service.

Individuals or groups contributing to this PER. Thomas, Dean and Hoskins, Inc.

U.S.D.A. Forest Service

Recommendation concerning preparation of EIS I recommend that an EIS not be prepared.

PER Prepared by: James C. McCauley

Date: July 2, 1984